

Minutes of the Housing Authority of the County of Dodge

The Dodge County Housing Authority met Wednesday, April 29 2020 in the Community room of the Juneau Senior Apartments located at 491 E Center Street Juneau, WI

The meeting was called to order at 8:30 am by Glenn Stousland, Chairman.

Roll Call: Glenn Stousland- in person

Appeared by phone: Eugene Wurtz, Shirley Kitchen, Mary Reak Conference call was provided by Freeconferencecall.com,

Also Present: Donna Braun, Executive Director in person and Jamie Rhodes, Housing Supervisor by phone

Pledge of Allegiance

Verification of proper meeting posting

Motion was made by Mary Reak to approve the agenda. The motion was seconded by Shirley Kitchen. Motion carried.

Motion was made by Shirley Kitchen and seconded by Mary Reak to dispense the reading of the March 29, 2020 minutes and approve them as presented. Motion Carried.

Public Form- none

Communications- Donna Maly was appointed to our committee as County Board Member. Becky Glewen left as her time on the County Board has ended.

Motion was made by Mary Reak to approve the financial report as presented. The motion was seconded by Shirley Kitchen. Motion Carried.

Bills for Dodge 1, 6, OGLLC, HA and HUD were presented. Board reviewed D1 check number 70206 for inspection of the Beaver Dam Sprinkler System. Motion was made Mary Reak and seconded by Shirley Kitchen to approve the bills and pay as due. Motion carried.

Unfinished Business:

Dodge 1, 6 and OGLLC Occupancy Report for period April 2020.

Theresa	12-12	Burnett	12-10	Iron Ridge	8-7	Waupun	48-47
Ashippun	12-12	Lowell	12-12	Juneau	15-15	Oak Gove	24-23
Reeseville	14-12	Hustisford	14-14	Beaver Dam	17-16		

Progress report on Housing Choice Voucher Section 8 Program April 2020: Vouchers – 122

Occupancy Report- Reviewed details of occupancy report.

Maintenance Report- limiting maintenance to emergency maintenance only. Cleaning hallway carpets. Not going into apartments. HUD gave guidance on COVID19, new HUD inspections have been self-certified. We will inspect when it is safe to do so.

Tenant/Program participation report-Reviewed details of Tenant/Program Participation report.

Management report- Ashippun, Theresa, and Lowell will all see a 10% increase in sewer rates. RD triennial will only review OGLLC files, waiting to hear when it will be scheduled. All office staff completed online HAPPY training. Updated Happy and everyone has the program running on their desk again. Village of Iron Ridge will be redoing the alleyway next to our parking lot. Donna met with Public works. It makes sense to redo our parking lot at the same time. We will process bids to repair part of the sidewalk before alleyway is repaved and use Reserve funds. D1 3/31/19 year end letter from Joanne at RD questioned reserve deposit. Digits were transposed in RD system. No funds discrepancy. Continuing to send COVID19 flyers for the tenants with reminder of recommendations from the CDC.

Phase II update- Closed on the project 4/1/2020 by mail, email and in the parking lot of law office due to Covid 19. Housing Authority received reimbursement of \$95,843 at closing. (Total less equity loan that will stay in place.) Nice press from WHEDA, local papers and radio. In process of updating website, preparing application to roll out. Donna will meet with the contractor on 5/4/20 to discuss construction start and schedule. Utility locates were done. 1st unit anticipated completion mid September 2020.

Old Business-none

New Business-

A. Motion was made by Shirley Kitchen to apply for a Solar for Good grant for OGLLC Phase II as presented. The motion was seconded by Mary Reak. Motion Carried.

B. Motion was made by Mary Reak to approve the Geopier Contingency gap loan for OGLLC Phase II. The Motion was Seconded by Shirley Kitchen. Motion carried.

C. D6 7/1/2020 budget w/rent increase- tabled

D. Coronavirus (CO-VID19) Plan- Discussion of current operating adjustments. No action taken

Announcements: Next meeting dates: 5/27/2020

A motion was made by Mary Reak to adjourn. The motion was seconded by Shirley Kitchen. Motion carried.

Meeting adjourned at 9:25 a.m.

Glenn Stousland, Chairperson

Donna Braun, Executive Director

DODGE COUNTY HOUSING AUTHORITY

491 East Center Street

Juneau, WI 53039

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OCCUPANCY REPORT---Rural Development

April 1, 2020

Move-Outs/Move Ins

May 1, 2020

Dodge 1

Theresa 12-12
Ashippun 12-12
Reeseville 14-12
Burnett 12-10
Hustisford 14-14
Lowell 12-12
Iron Ridge 8-7
Juneau 15-15
Beaver Dam 17-16
Total Vacancies 116 -110
Percent Vacancy 5.2%

1 M/I

Theresa 12-12
Ashippun 12-12
Reeseville 14-13
Burnett 12-10
Hustisford 14-14
Lowell 12-12
Iron Ridge 8-7
Juneau 15-15
Beaver Dam 17-16
Total Vacancies 116 - 111
Percent Vacancy 4.3% YTD 4.73%

Dodge 6

Waupun 48- 47
Total Vacancies 48-1
Percent Vacancy 2.1%

1 M/O

Waupun 48-46
Total Vacancies 48 - 2
Percent Vacancy 4.2% YTD 3.93%

Dodge 8/OGLLC

Oak Grove 24 -23
Percent Vacancy 4.89%

1 M/I

Oak Grove 24-23
Percent Vacancy 4.2% YTD 5.3%

All Units 188 /181 3.8%

All Units 188/180 4.3%

HUD HOUSING CHOICE VOUCHER PROGRAM

April 1, 2020

Total program participants paid by Dodge County 122 + 0 port out = 122 total

May 1, 2020

Less 0 household removed
Less 0 households voluntarily off -
Less 0 port out absorbed
Less 1 voucher searching
Added 1 Port In absorbed
Added 0 New
Added 1 voucher searching back on program
Program Participants in Dodge County 123
Paying for port out 1
Total program participants we are paying for 124
Current program participants searching 0
Current Vouchers Issued 2
Waiting List 482 applications

Prepared – May 22, 2020

